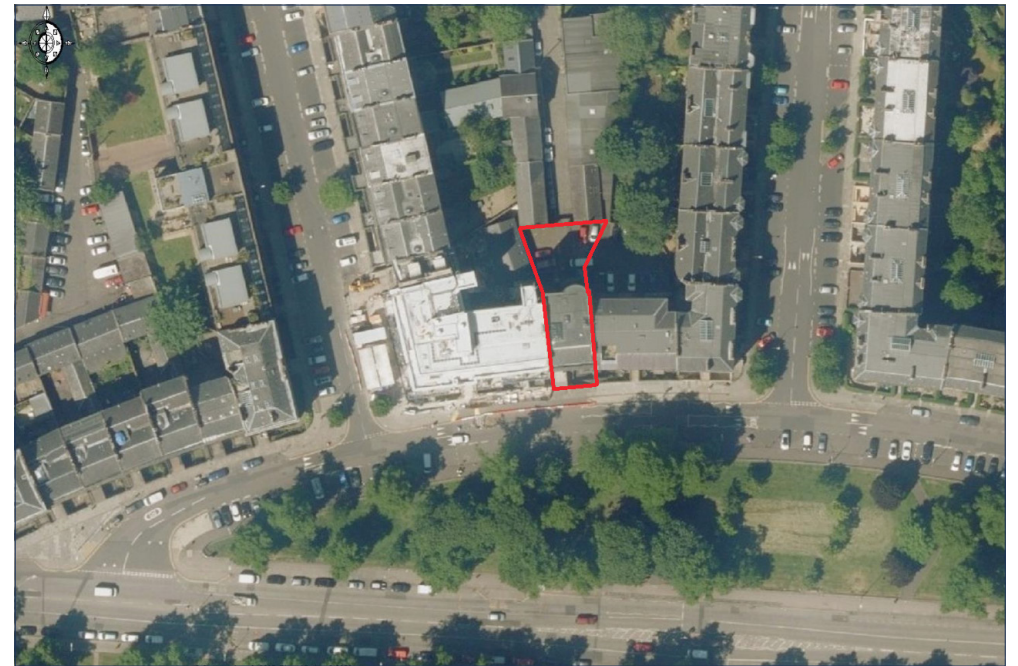
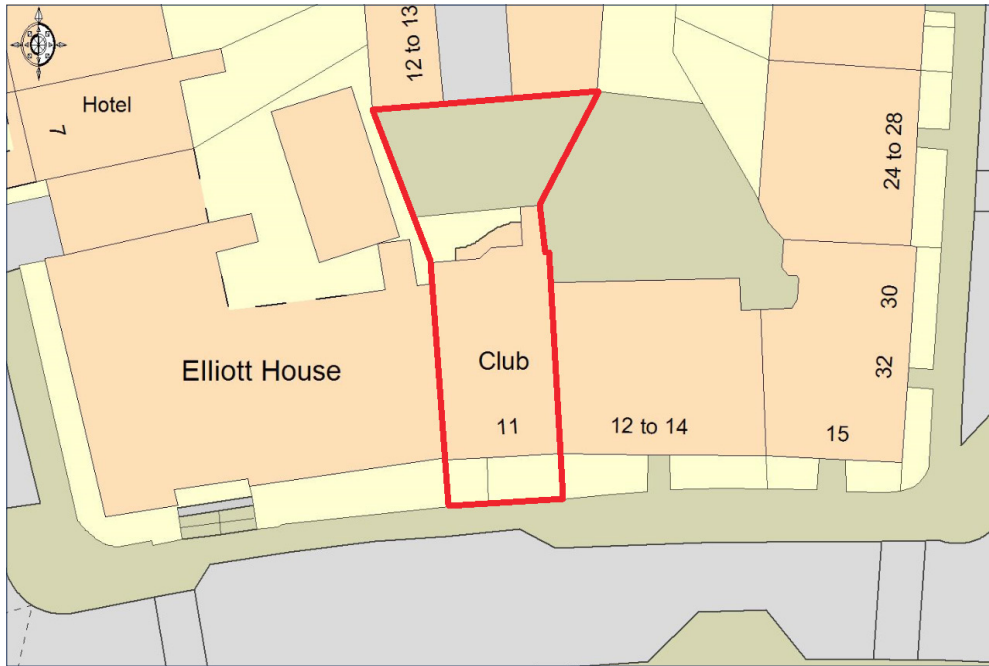




11 HILLSIDE CRESCENT, EDINBURGH, EH7 5EA

PRIME DEVELOPMENT OPPORTUNITY WITH RESIDENTIAL / COMMERCIAL / LEISURE POTENTIAL





- Entire historic townhouse located in central Edinburgh
- Approx. 6,900 sq ft NIA accommodation set over 6 storeys with around 7 private parking spaces
- Category A Listed property positioned on handsome crescent
- Potential for a variety of uses including residential, commercial and leisure
- Well connected and established location to the east of the city centre
- Offers invited for whole

THE OPPORTUNITY

11 Hillside Crescent provides a rare opportunity to acquire a whole townhouse in prime central Edinburgh. The historic 6-storey building is set on an attractive tree-lined crescent with open views over Royal Terrace Gardens and Calton Hill. Located within walking distance of Edinburgh city centre's main attractions, the accommodation has potential for a range of uses including residential, hotel, restaurant, commercial and educational.

LOCATION

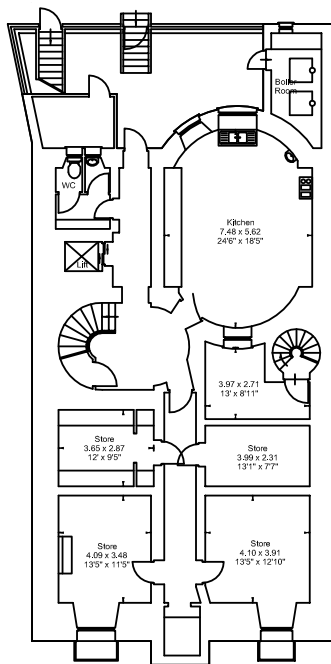
The property is located in the predominantly residential Hillside district, to the east of Edinburgh city centre. The area's proximity to Edinburgh's wide range of amenities has ensured its popularity as a place to live, with new luxury residential developments in Hillside including CALA Homes' Ten Brunswick Road. Hillside Crescent forms the southern boundary of Hillside with Royal Terrace Gardens, including the well-regarded Gardener's Cottage restaurant, directly adjacent. In addition to the open space at Royal Terrace Gardens and Calton Hill, Hillside Crescent is only around 1km from Holyrood Park (adjacent to Holyrood Palace and the Scottish Parliament) which contains the famous Arthur's Seat hill.

The local area comprises a wealth of retail, leisure, employment and community uses with facilities at the Omni Centre, Leith Walk and Broughton Street all within the locality. The Playhouse Theatre is adjacent to the Omni Centre and hosts a variety of events throughout the year. In addition, Princes Street, George Street and St Andrew's Square are around 1km from the subjects and feature numerous shops and restaurants.

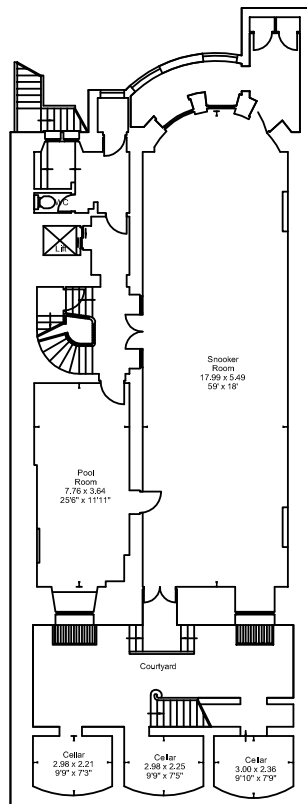
The wider eastern city centre of Edinburgh is currently witnessing significant investment, with large-scale development progressing at the St James Centre (due for completion in 2020); New Waverley; and The Registers (off St Andrew's Square). The St James Centre is located only 600 metres from the subjects and will transform the east end of Princes Street into Edinburgh's premier shopping and leisure destination with the construction of 85 new retail units, an extended John Lewis anchor store, 30 food and beverage units, a new Everyman cinema, a W Hotel, a Roomzzz aparthotel and 150 apartments.

Hillside Crescent has excellent transport links with regular bus services available at stops within 100m of the subjects, on London Road. The arterial route also provides access to the city centre and the Edinburgh City Centre Bypass. Edinburgh's main railway station, Waverley, is located approx. 1km from Hillside Crescent with services running throughout Scotland and south to England, including London in approximately 4hr 30mins. Edinburgh International Airport to the west of Edinburgh can now be accessed via tram at York Place, 500 metres from Hillside Crescent.

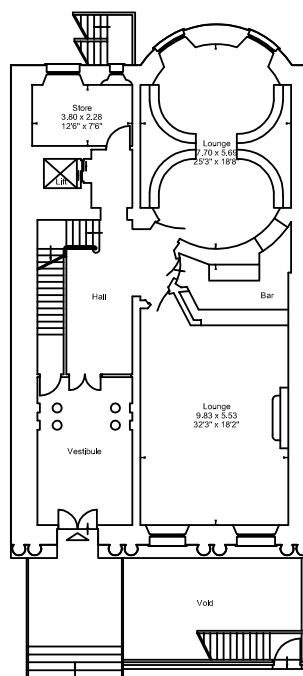




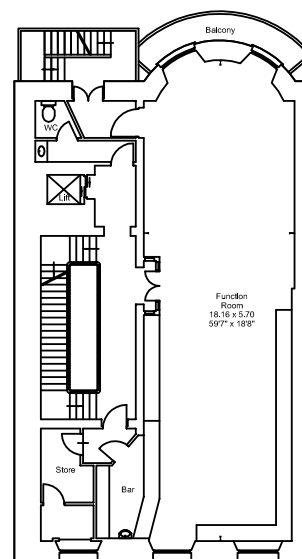
Sub Basement



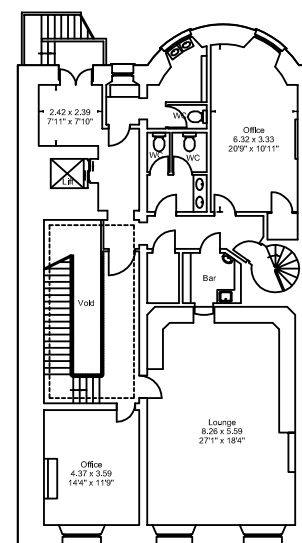
Basement



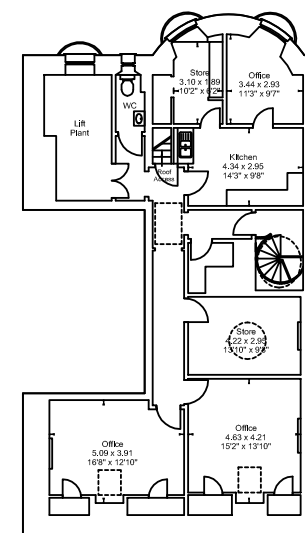
Ground Floor



First Floor



Second Floor



Third Floor

DESCRIPTION

The property is positioned to the north of Hillside Crescent, an attractive tree-lined street with an open outlook to the south over a small park, then Royal Crescent Gardens. The subjects comprise a Category A listed, mid-terrace classical Georgian stone townhouse which is currently occupied by the RAF (Edinburgh) Club. The W H Playfair designed property has a rich history and a wealth of original features which are described in Historic Scotland's Listing description:

<http://portal.historicenvironment.scot/designation/LB29085>

11 Hillside Crescent is set over 6 storeys including two basement and attic levels. CAD floorplans are available from the selling agent.

Demise	NIA Sq Ft	NIA Sq M	GIA Sq Ft	GIA Sq M
Ground	1,110	103.12	1,786	165.92
1st	1,253	116.40	1,791	166.38
2nd	989	91.88	1,783	165.64
3rd	953	88.53	1,450	134.71
Basement	1,523	141.49	1,986	184.50
Sub-Basement	1,072	99.59	1,904	176.88
Total	6,900	641.01	10,737	995.61

The property has been measured in accordance with RICS Property Measurement 1st Edition and the accommodation extends to approx. 6,900 sq ft NIA and 10,717 sq ft GIA. The table below shows the breakdown of the NIA of the property:

The accommodation is currently used by the RAF Edinburgh Club as a members facility and includes:

Ground Floor: Entrance hall; lounge with bar; lounge; storage.

First Floor: Function room with bar; storage; toilet.

Second floor: Function room with bar; office; storage; toilets.

Attic: 4 bedrooms; kitchen; bathroom; toilet; storage.



Basement: Function room; second room; toilet; storage.

Sub-basement: Kitchen; 3 small rooms; boiler house; storage; cellars; toilet.

Roof: Flat area with terrace potential accessed via stair

Cellars: Accessed from the basement comprising 3 areas totalling approx. 268 sq ft GIA.

The property has mains electric, gas and water.

To the north of the property is Brunswick Street Lane which provides access to the rear yard and car parking spaces. Along this access road are traditional mews premises leading to Montgomery Street. To the west is Elliot House, a modern luxury student residence on the corner of Hillside Crescent and Brunswick Street. To the east is 12-14 Hillside Crescent, a modern office block currently occupied by the Royal National Institute of the Blind (RNIB) Scotland. To the south is an attractive tree-lined park, then London Road and Royal Terrace Gardens / Calton Hill.

A private parking area to the rear (north) of the property with capacity for around 7 spaces is under the ownership of the vendor and is included within the sale. An agreement with the neighbouring property owner is currently in place which allows them a right of access through this area – full details regarding this position are available from the selling agents.

Access is available from the 3rd floor to a flat roof area, which has potential for a roof terrace, subject to consents.

PLANNING

Local Development Plan: The City of Edinburgh Local Development Plan was adopted by the Council in November 2016. Within the Plan the property is designated as 'white land' within the Urban Area indicating that general development policies apply.

Conservation Area: The property is located within the New Town Conservation Area.

Listing: 11 Hillside Crescent is Category A listed (Historic Scotland Ref: 26873).

For further information on planning City of Edinburgh Council can be contacted on planning@edinburgh.gov.uk / 0131 529 3550.







METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Strict timetables regarding agreed dates of entry will be required.

The owner reserves the right to sell the property without reference to any other party.

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

The current EPC (Energy Performance Certificate) rating is G – full details are available from the selling agents.

RATEABLE VALUE

The subject property is presently entered into the Valuation Roll under 7 individual entries with a total RV of £34,950.

For detailed information please contact Lothian Valuation Joint Board.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SAVILLS DEVELOPMENT EDINBURGH

Wemyss House, 8 Wemyss Place,
Edinburgh, EH3 6DH
T +44 (0) 131 247 3700
F +44 (0) 131 247 3724

Richard Cottingham
rcottingham@savills.com
+44 (0) 131 247 3786

Ben Fox
bfox@savills.com
+44 (0) 131 247 3736